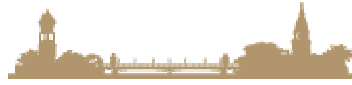


# TIPPECANOE COUNTY TREASURER NEWSLETTER



**TIPPECANOE COUNTY**  
**OFFICE OF THE TREASURER**

MAY 1, 2007

## [Tippecanoe County Spring 2007 Property Taxes due date still not determined.](#)

### *Why do Property Taxes Continue to go up?*

The amount of property taxes a taxing unit (such as a school) receives is called a levy. Some levies have limits to the amount of annual increases and others have no limit. Those with limits are called controlled levies. The control levies for 2007 are 4% higher than the amounts for 2006. The increase is the six year non-farm income growth rate for the State of Indiana. Within the State, all controlled levies increase by the same percentage. The amount of property tax billed for Welfare is not a controlled levy so there is not limit to the amount billed for that department.

So why are taxes increasing? Taxes (at least for the controlled levies) should remain constant if the six year non-farm income increases as the same rate as net assessed valuations. You can see from the chart below that levies are increasing at a higher rate than net assessments.

With all the building in Tippecanoe County, why aren't assessments increasing more? Inventories are no longer taxed. Many new buildings and manufacturing equipment are eligible for the new Investment Deduction when new assessment is phased in rather than being put on the tax rolls immediately. New construction in a TIF District is not included in a net assessment value but rather the taxes generated from the new construction goes directly to the redevelopment district (and not to school, county and libraries). All of this reduces the certified assessed valuation growth.

